



Kingham House, London Road, Woore, Crewe



Kingham House, London Road,
Woore, Crewe, Shropshire **CW3**
9RQ

An outstanding 5 bedroom contemporary village home set in approximately 0.43 acres, constructed by Butler Smith in 2020.



Guide price: £1,195,000

Tenure: Freehold

Local authority: Shropshire Council

Council tax band: G





Location

Kingham House is situated in a prominent position within the north Shropshire / south Cheshire village of Woore.

Woore is a pretty village located within the most north easterly part of Shropshire and on the border of both Staffordshire and Cheshire. Referred to in the Domesday Book as 'Waure' meaning on the borders, Woore today offers a range of village amenities including The Falcon Inn pub, Snape's Bakery, a post office and village store, homeware shop and hairdressers.

The regionally renowned Bridgemere Garden centre is just north of Woore whilst Onneley benefits from an 18 hole golf course and pub. The larger towns of Nantwich and Newcastle-under-Lyme are both within approximately ten miles and offer a wider range of eateries, retailers and leisure venues.

There is swift and efficient access to local and national centres. Junction 15 of the M6 is just nine miles away and provides excellent national road links, whilst Crewe railway station is 11 miles away and offers services to London Euston in as little as 1 hour and 37 minutes.

There is an excellent range of state and independent schooling within the area including Terra Nova, Woore Primary School, Newcastle-under-Lyme School, Yarlet and Madeley School.

Kingham House

Set behind a sliding black electric gate and a white brick wall, Kingham House is one of just two bespoke homes constructed by the locally renowned Butler Smith Developments in 2020 offering flexible and contemporary accommodation.

Kingham House has been constructed to the highest of standards to incorporate a range of highly specified features including full home automation, Bower & Wilkins sound system, Neptune joinery, Crittall dividers and Lusso / Buster & Punch fittings (full specification provided below).





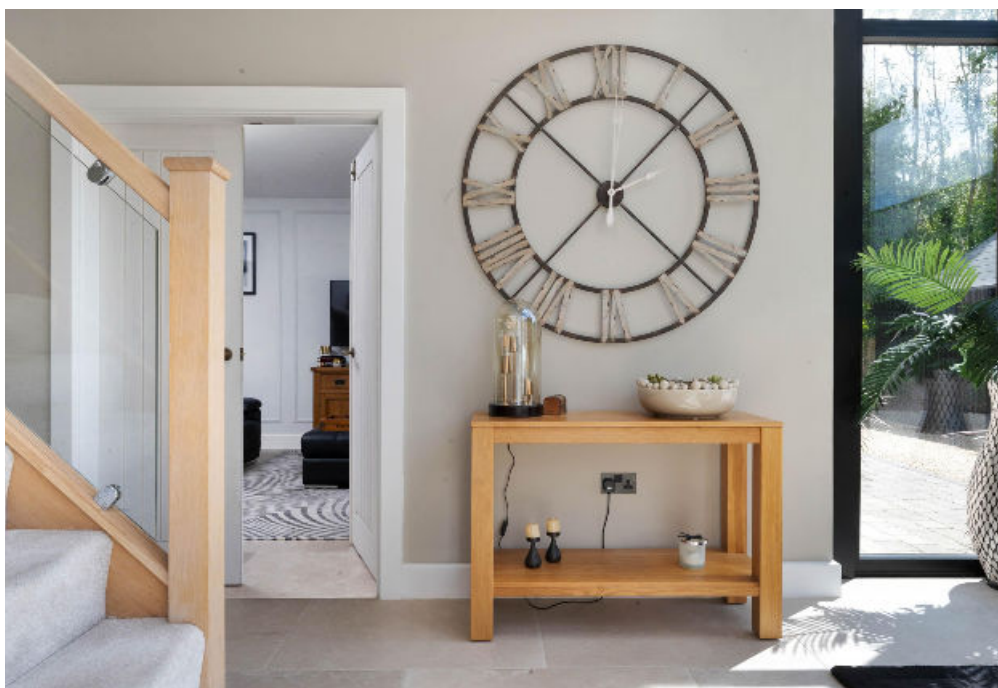
Set in approx. 0.43 acres complete with a wildlife pool and superb views, Kingham House is the epitome of contemporary rural living.

Entered via an entrance door set into a fully glazed gable, the entrance hall is a grand welcome to this home filled with natural light and benefitting from excellent views to the front.

Doors radiate to all ground floor accommodation, whilst an oversized tiled floor extends from the hallway throughout the ground floor.

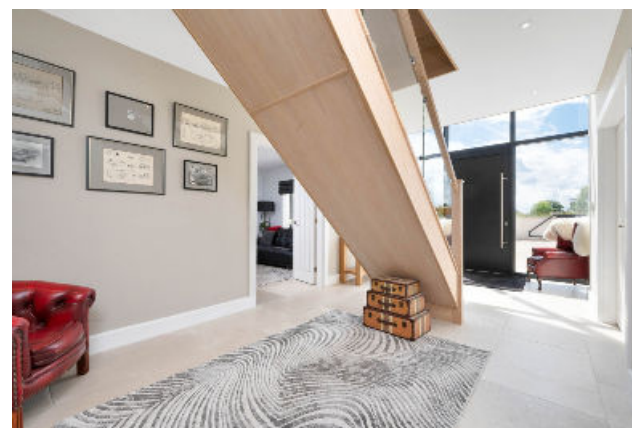
A large study provides an ideal space for home working, with a well-appointed guest WC found adjacent.

On the opposite side of the entrance hall, double doors open to a spacious lounge which is separated from the open plan section to the rear by a bespoke Crittall room divider with doors.



The lounge is an ideal separate sitting space, formal dining area, or playroom to suit an incoming purchaser.

The exceptional open plan kitchen day room is zoned into a kitchen, sitting and dining area, this vast space is over 10 metres wide and is the hub of this contemporary home.





The kitchen offers a range of painted Neptune wall, floor and island cabinetry all set underneath a white quartz work surface. There are a range of integrated appliances including a Siemens induction hob, Siemens oven, Siemens microwave/grill, Bosch dishwasher and a built in Fischer and Paykel Fridge Freezer. There is a utility with matching Neptune units providing further cupboard space, matching Quartz sink surround and motion activated LED task lights to the underside of the wall cupboards.

The balance of the room is set out as a sitting area with automated blinds to the side window elevations and dining space, with plenty of room for seating in front of the media wall and an ideal dining area set out in front of the oversized sliding glass doors which lead out onto the terrace.





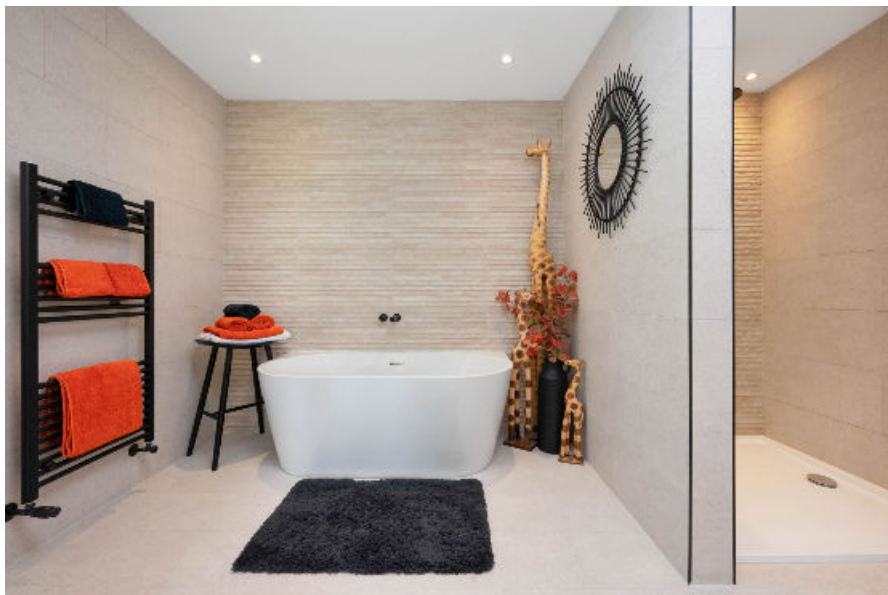
Upstairs

The bespoke oak and glass staircase rises from the entrance hall to the galleried first floor landing which benefits from excellent views courtesy of the glazed gable.

The principal suite is of particular note, with vaulted ceilings adding to the feeling of space. The bedroom area has a large balcony off which is accessible via large sliding glass doors whilst there is a useful dressing area with fitted wardrobes. The en suite bathroom is an excellent size and is complete with natural stone tiling, free standing bath and separate shower.

There are a further three double bedrooms on the first floor, all with fitted wardrobes and one having an en suite shower room. The family bathroom completes the first floor accommodation.

Stairs rise further to the second floor. The second floor can be used flexibly as required but presently offers a very large bedroom and bathroom with a separate shower. This space could lend itself to an oversized home office or be an ideal secluded space for older children.







Specification

Kingham House has an excellent specification:

- Control4 Home Automation system
- Up and down exterior lighting, soffit lighting and floor lighting
- 4Kw pv array to garage roof
- Bowers & Wilkins indoor and outdoor speaker system
- Buster + Punch sockets and switches
- Neptune door furniture
- Lusso Stone brassware to bathrooms
- Porcelain tiles from Mandarin Stone to bathrooms
- Neptune bespoke cabinetry to kitchen and utility
- Bespoke Crittall room dividers
- Zonal heating controls
- High Level TV points to all bedrooms and ground floor rooms
- Outside double electric sockets to front and rear of house
- Outside tap to rear of house
- Personal gate adjacent to front sliding gate and gate intercom
- Burglar alarm to house
- 5 external security cameras

Services

LPG central heating. Mains electricity, water and drainage.

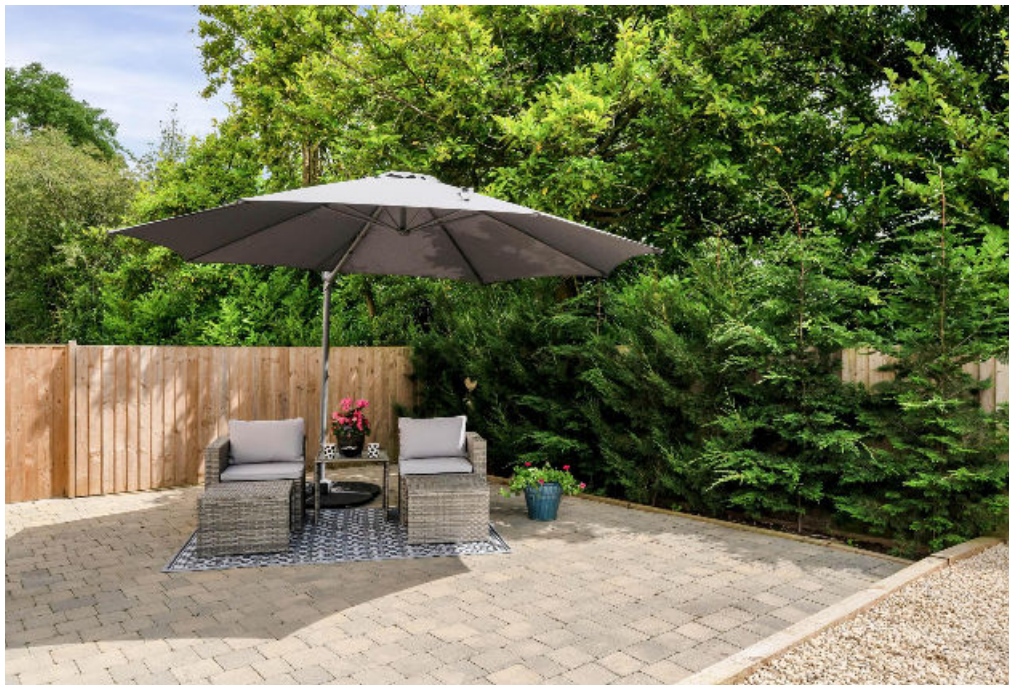




Gardens

Kingham House sits in a beautifully landscaped plot of approx. 0.43 acres. There is a large gravelled driveway to the front which leads to a double garage with handy rear workshop. Paths to both sides of the house lead to the serene rear garden. There is a 6 metre deep oversized rear terrace which extends the width of the house, whilst the remainder of the garden is laid to lawn and circles a large wildlife pool. The garden offers idyllic views across the adjoining countryside to the rear.

There is a range of outdoor lighting to the front and rear of the house, including soffit lighting and lighting to rear fence and pond area. There are also Bowers & Wilkins outdoor speakers to the rear.





Garage and bespoke workshop

There is light and power to garage and workshop with a remote electronically operated garage door and personal door.

There is also an electric vehicle charging point to side of garage.







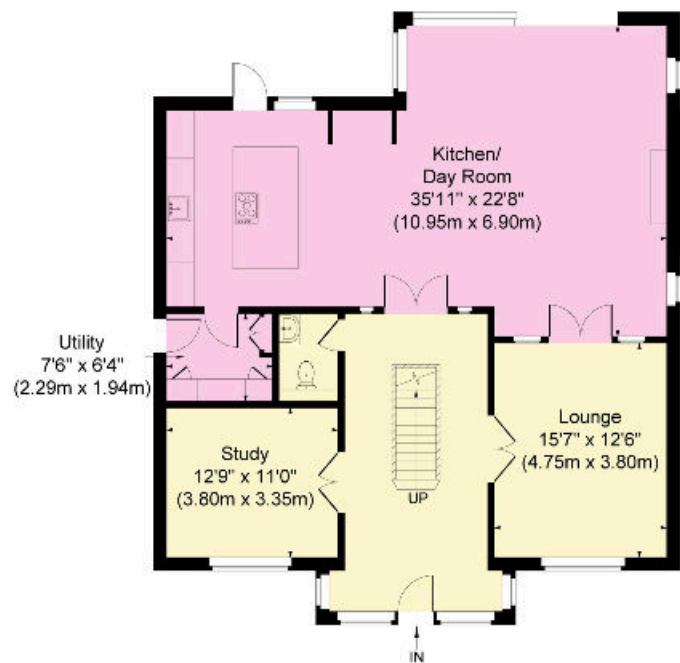
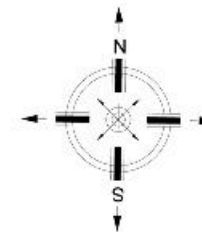
Kingham House, London Road, Woore

Approximate Gross Internal Area

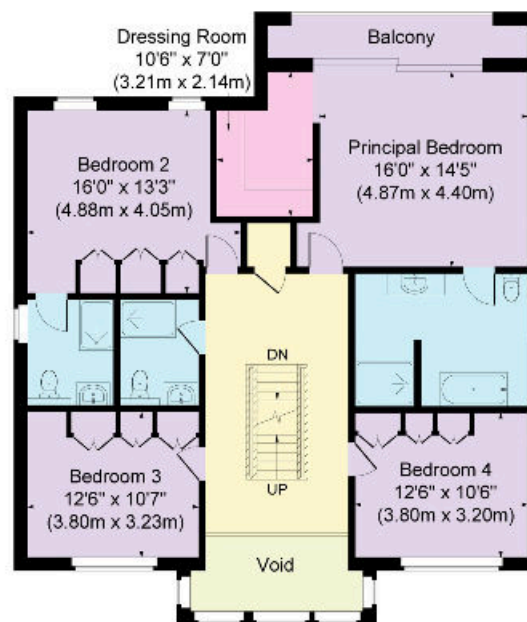
Main House = 299 sq.m/3222 sq.ft

Garage = 34 sq.m/367 sq.ft

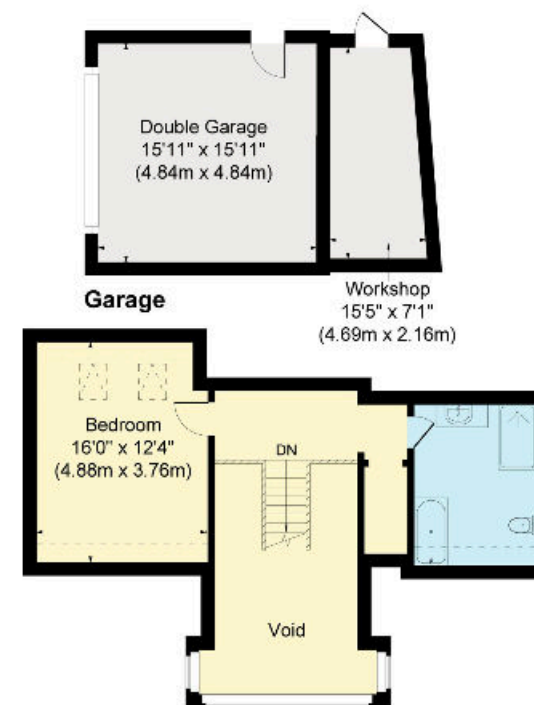
Total = 333 sq.m/3589 sq.ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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